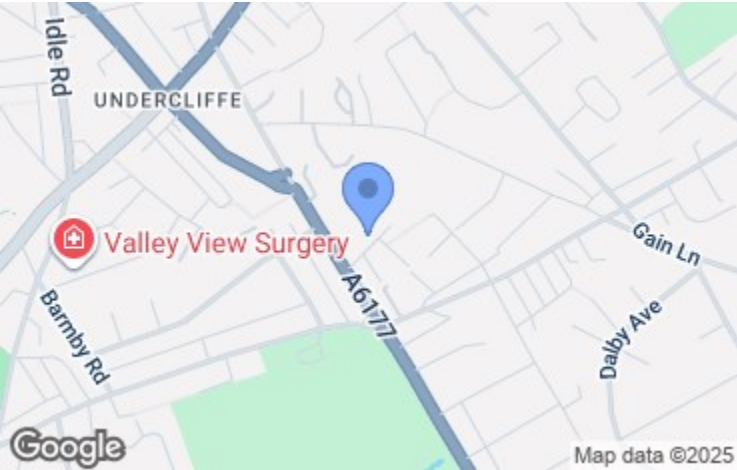




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	51	57
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Viewing arrangements

Strictly by appointment through WW Estates  
01274 627444  
sales@wwestateagents.com

Directions

See Mapping.

Higher Intake Road, Bradford, BD2 4SQ  
Offers In The Region Of £110,000

359 - 361 Idle Road, Bolton Junction, Bradford, BD2 2AH | 01274 627444 | sales@wwestateagents.com | www.wwestateagents.com

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



**\*\* 2 DOUBLE BEDROOMS \*\* MID TERRACE BACK TO BACK \*\* IDEAL FIRST TIME BUYERS HOME OR INVESTMENT \*\* UTTERLY CHARMING \*\* SOUGHT AFTER RESIDENTIAL LOCATION \*\* GOOD LOCAL SCHOOLS, SHOPS, AND AMENITIES. \*\***  
Extremely characterful and well presented home.

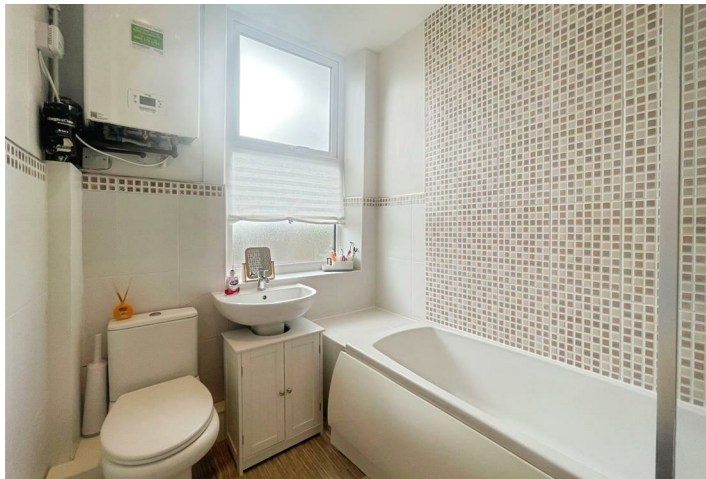
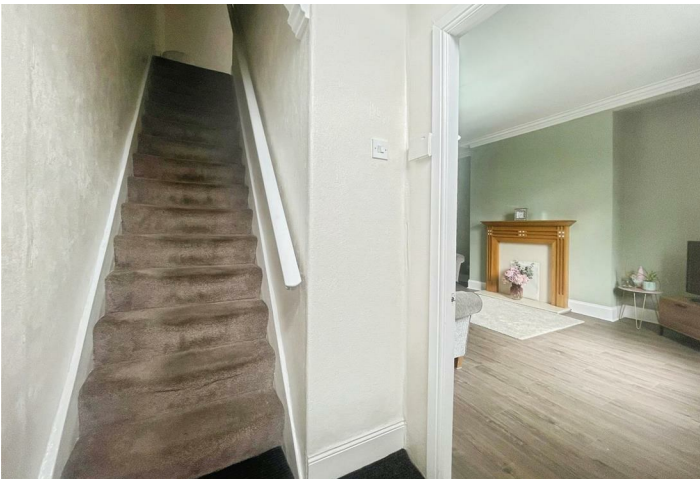
Double glazed Rosewood door leads into entrance hallway with stairs to the first floor landing & lounge. The spacious lounge has light painted walls with a feature timber surround, marble hearth and back, coved ceiling with recessed LED lighting, picture window allowing the natural light to flow, timber door leading to basement kitchen.

Modern fitted dining kitchen with a range shaker style of base and wall units in matt white with oak wood trim, contrasting work surfaces, stainless steel sink with mixer taps and tiled splash backs. Integrated electric oven, gas hob with brushed chrome extraction chimney, LED recessed down lighting, window to the front

aspect, plumbed for a washing, dryer and finished with laminate flooring. Ample space for fridge/freezer and dining table and chairs.

Large master bedroom has walk-In storage, picture window, modern painted walls with coved ceiling and pendant light, central heating radiator and finished oatmeal fitted carpet. The bathroom benefits from a three piece suite in white comprising: Panel bath with over shower facilities, pedestal wash hand basin, low level flush W.C., part tile walls, chrome fittings, heated towel rail, opaque window and ceramic tiled floor. From the land stairs rise to a second double bedroom with eaves storage, velux window and finished with laminate flooring.

There is a low maintenance garden with lawn, tree border, Yorkshire stone paving and walling with wrought Iron railings and gate.



Train  
your text here



Primary School  
your text here



Secondary School  
your text here

Fixtures & fittings

2 Bedroom Back to Back Terrace In Popular Residential Area Ideal For First Time Buyers, Young Families & Buy To Let Investors Alike.

Rating authority  
Borough Council Tax Band A

Services

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Tenure  
Freehold